



CITY OF RENTON

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
REPORT TO THE HEARING EXAMINER
EXHIBITS

Project Name: Elliott Farms Preliminary Plat		Project Number: LUA15-000242, ECF, PP, SA-H, MOD	
Date of Meeting August 9, 2016	Staff Contact Clark H. Close Senior Planner	Project Applicants Patrick O. Lennon, 35815 SE David Powell Road, Fall City, WA 98024 Todd Levitt, 14410 Bel-Red Road, Suite 200, Bellevue, WA 98007	Project Location SR 169 East of 140th Way SE (APN 222305-9004)

The following exhibits were admitted during the public hearing:

- Exhibits 1-43: Hearing Examiner Staff Report and Exhibits
- Exhibit 44: City of Renton Power Point Presentation
- Exhibit 45: City of Renton COR Maps (located on City's webpage):
<http://rp.rentonwa.gov/SilverlightPublic/Viewer.html?Viewer=COR-Maps>
- Exhibit 46: Google maps of project area
- Exhibit 47: Applicant's Proposed Condition Revisions
- Exhibit 48: Technical Information Report for Cedarwood Subdivision Divisions 1 and 2
(dated July 1996; revised date August 1996)

Elliot Farms Preliminary Plat (LUA15-000242)

Public Hearing

Project Manager: Clark H. Close, Senior Planner

Public Hearing presentation: Vanessa Dolbee, Current Planning Manager

August 9 ,2016

**CITY OF
Renton**



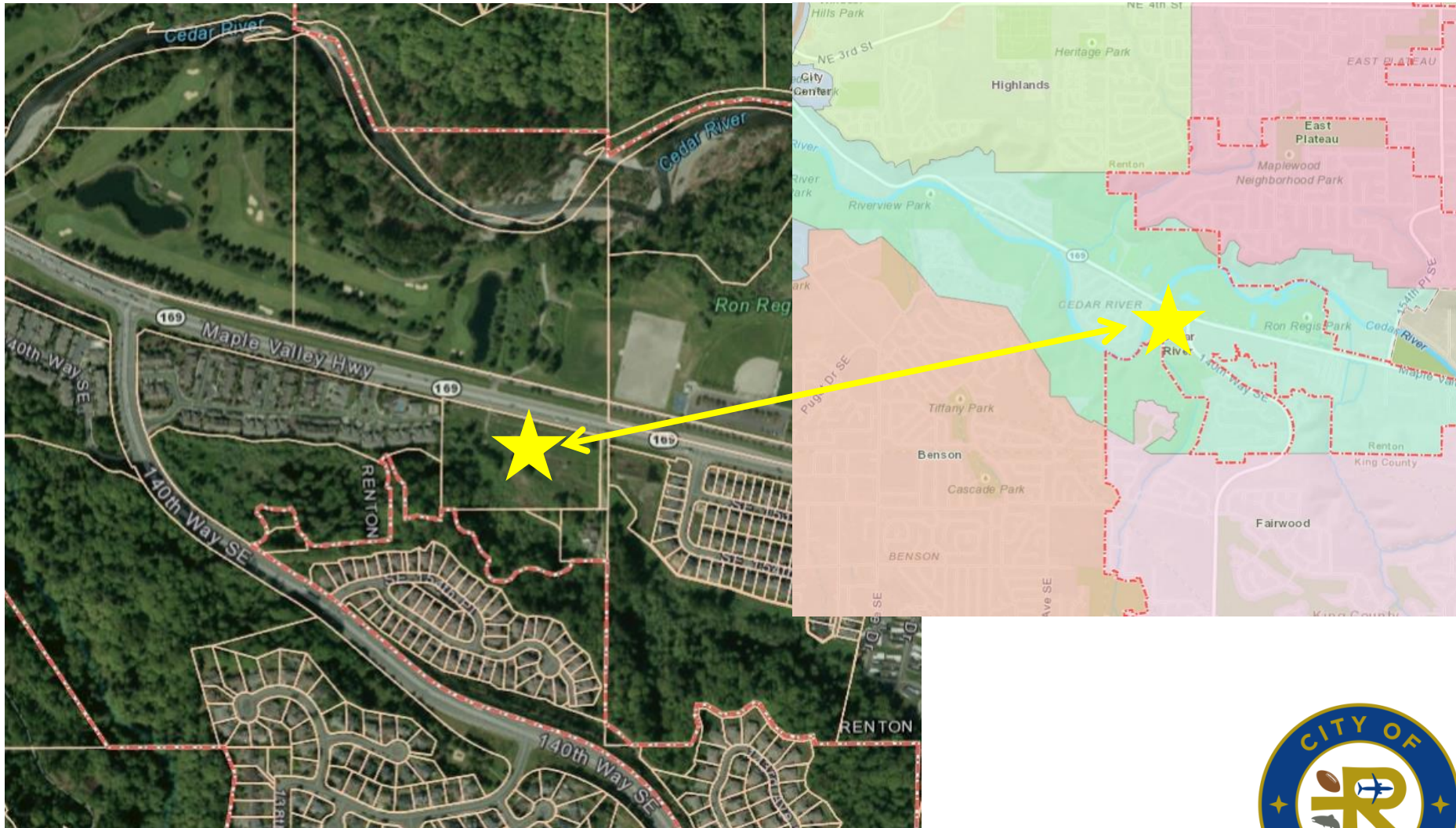
Exhibit
44

Presentation Outline

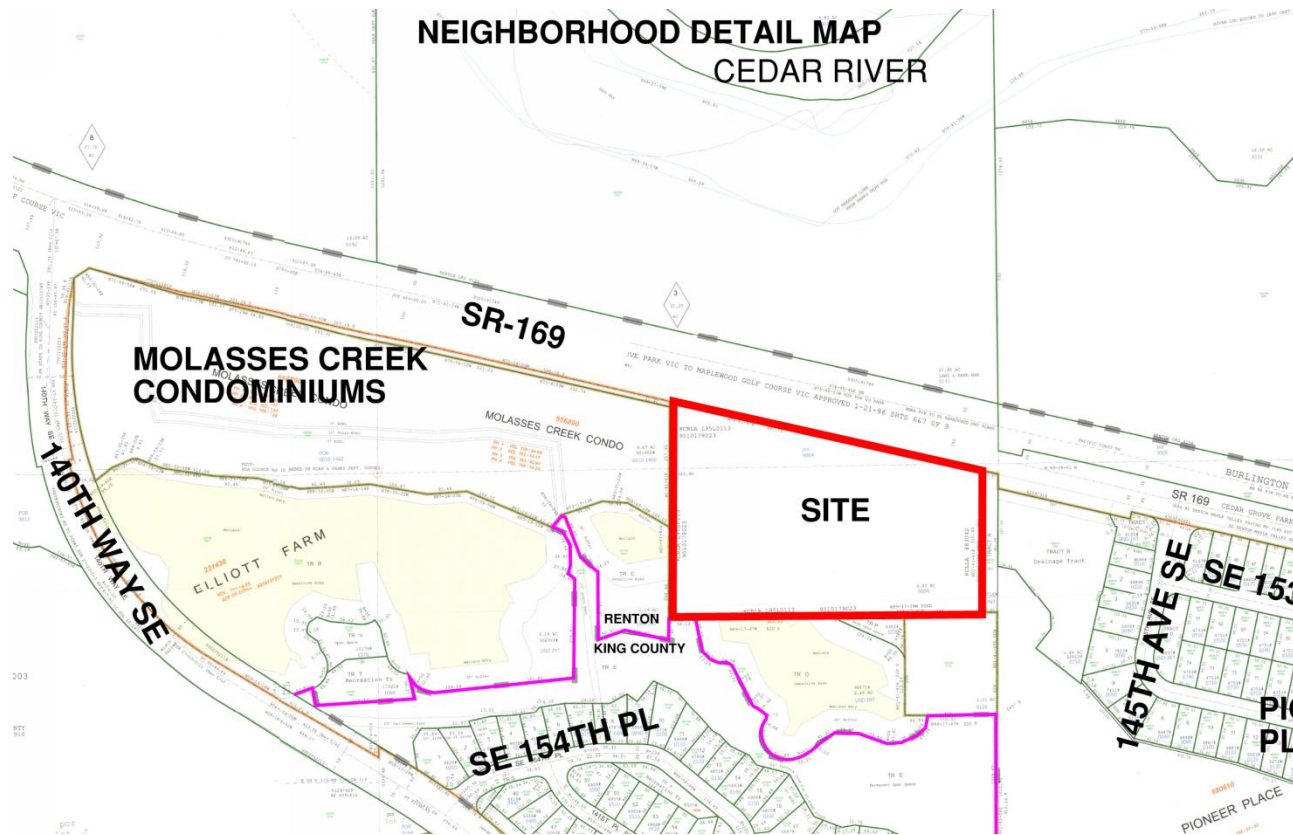
- **Project/Proposal (6 Slides)**
 - Description
 - Location
 - Site Characteristics
- **Process to Date (1 Slide)**
- **RMC Analysis (7 Slides)**
 - Comprehensive Plan Compliance
 - Zoning Development Standard Compliance
 - Design Review Compliance
 - Critical Areas Compliance
 - Site Plan Review Compliance
 - Subdivision Compliance
 - Modification Compliance
- **Staff Recommendations (1 Slide)**



Approximate Location



Approximate Location



Approximate Location



Site Characteristics

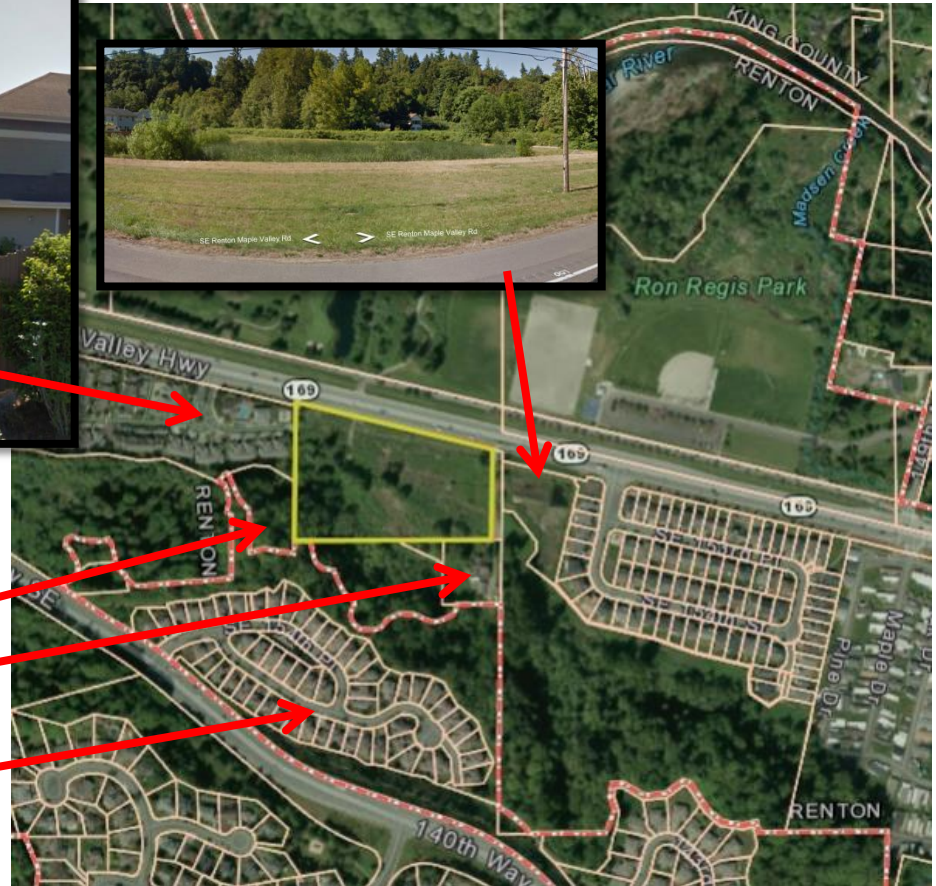
Molasses Creek Condominiums



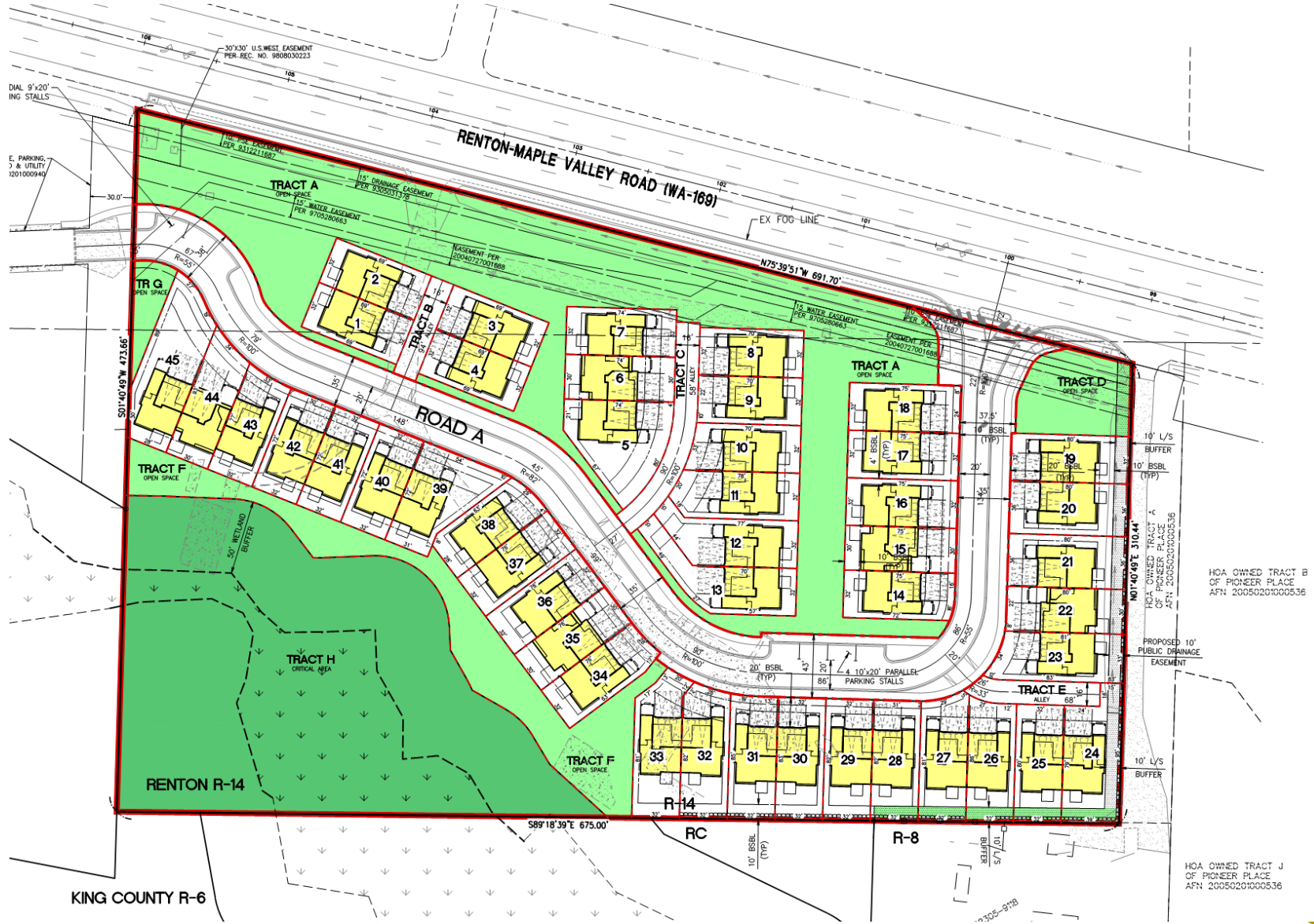
Critical Areas Tracts:
Wetlands and Geological Hazards

R-8 – Single Family

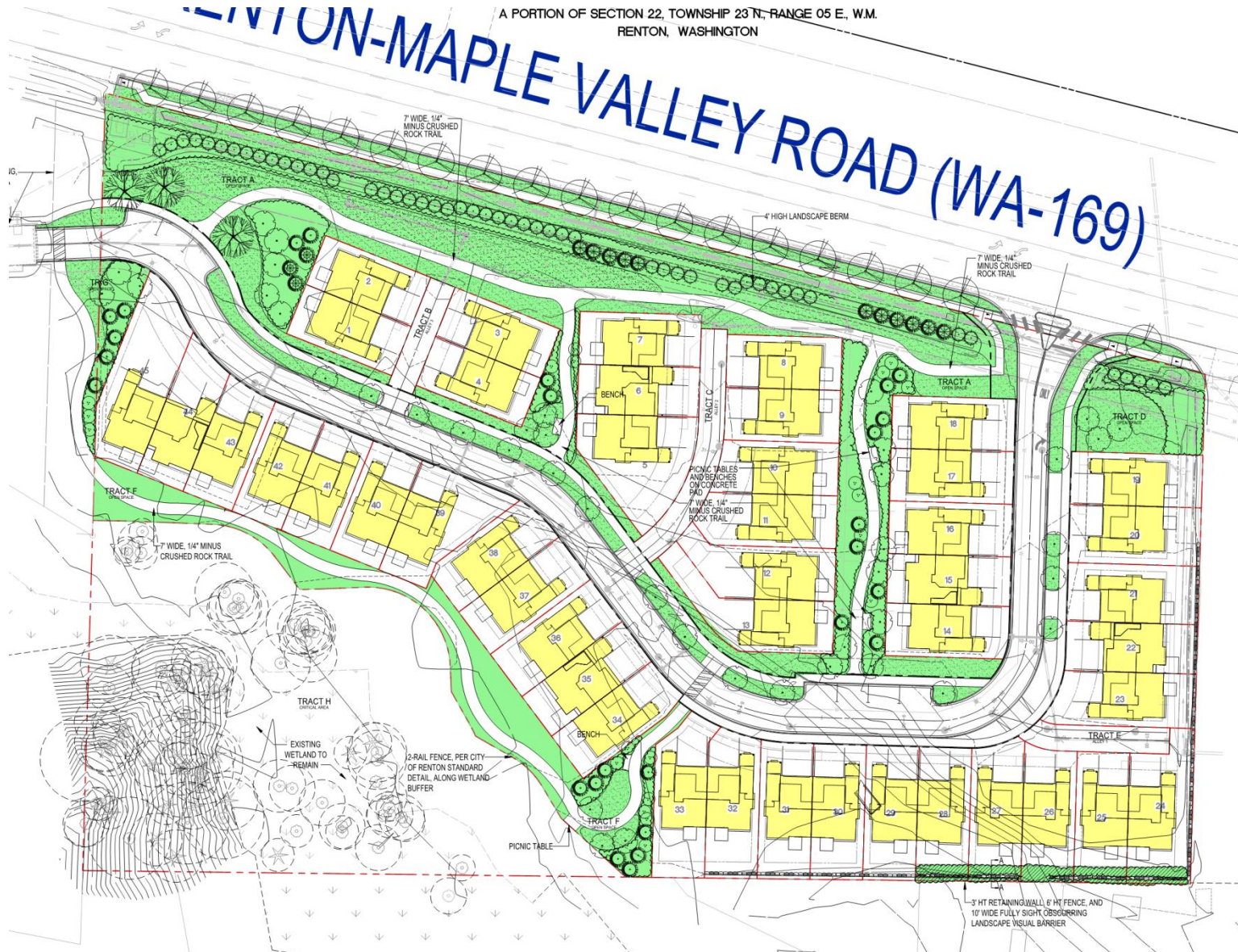
King County



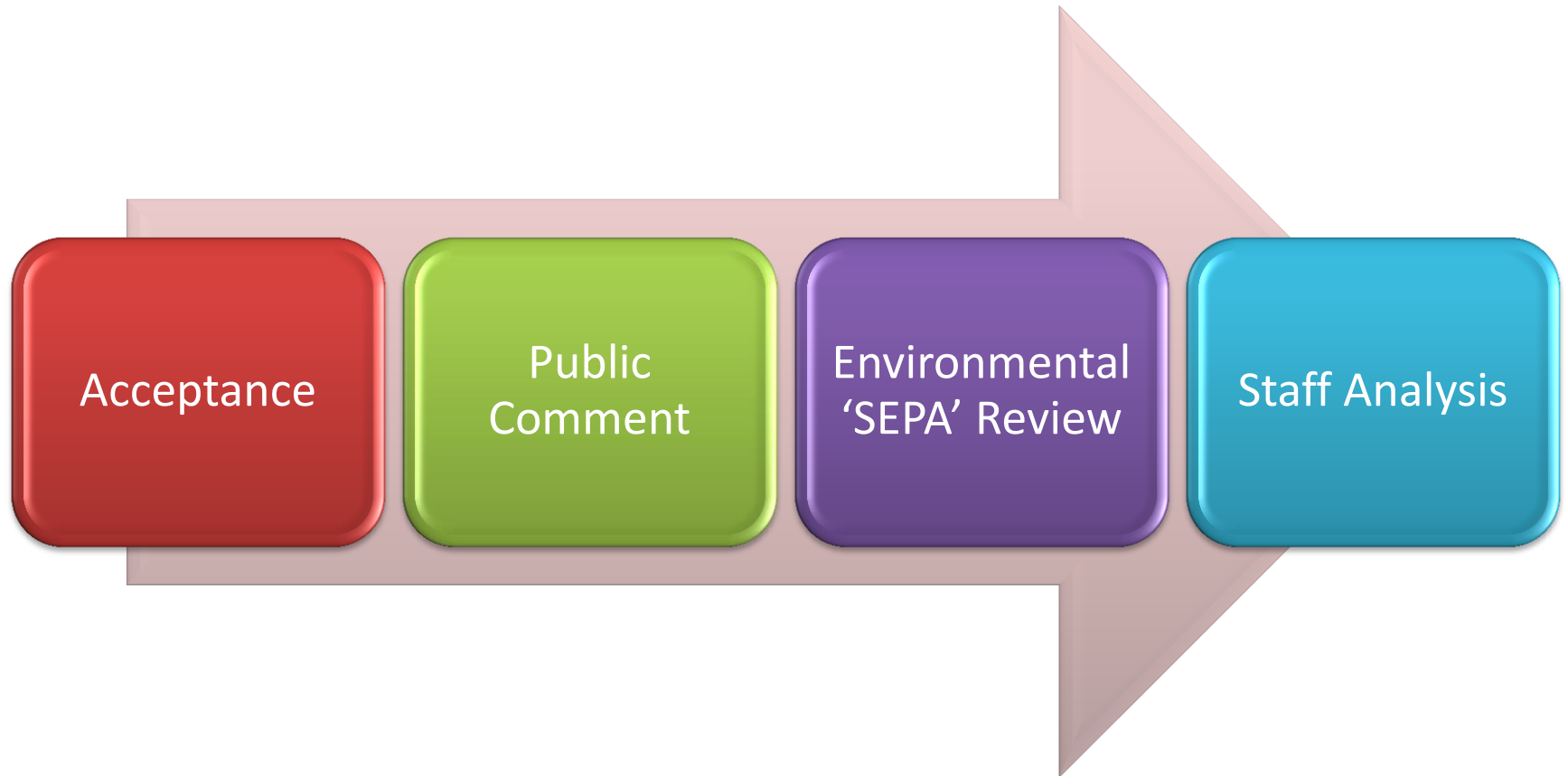
Proposal



Proposal



Process to Date



Analysis

Comprehensive Plan Compliance and Consistency

- The proposal complies with the City's Comprehensive Plan goals and policies if all recommended conditions of approval are complied with.

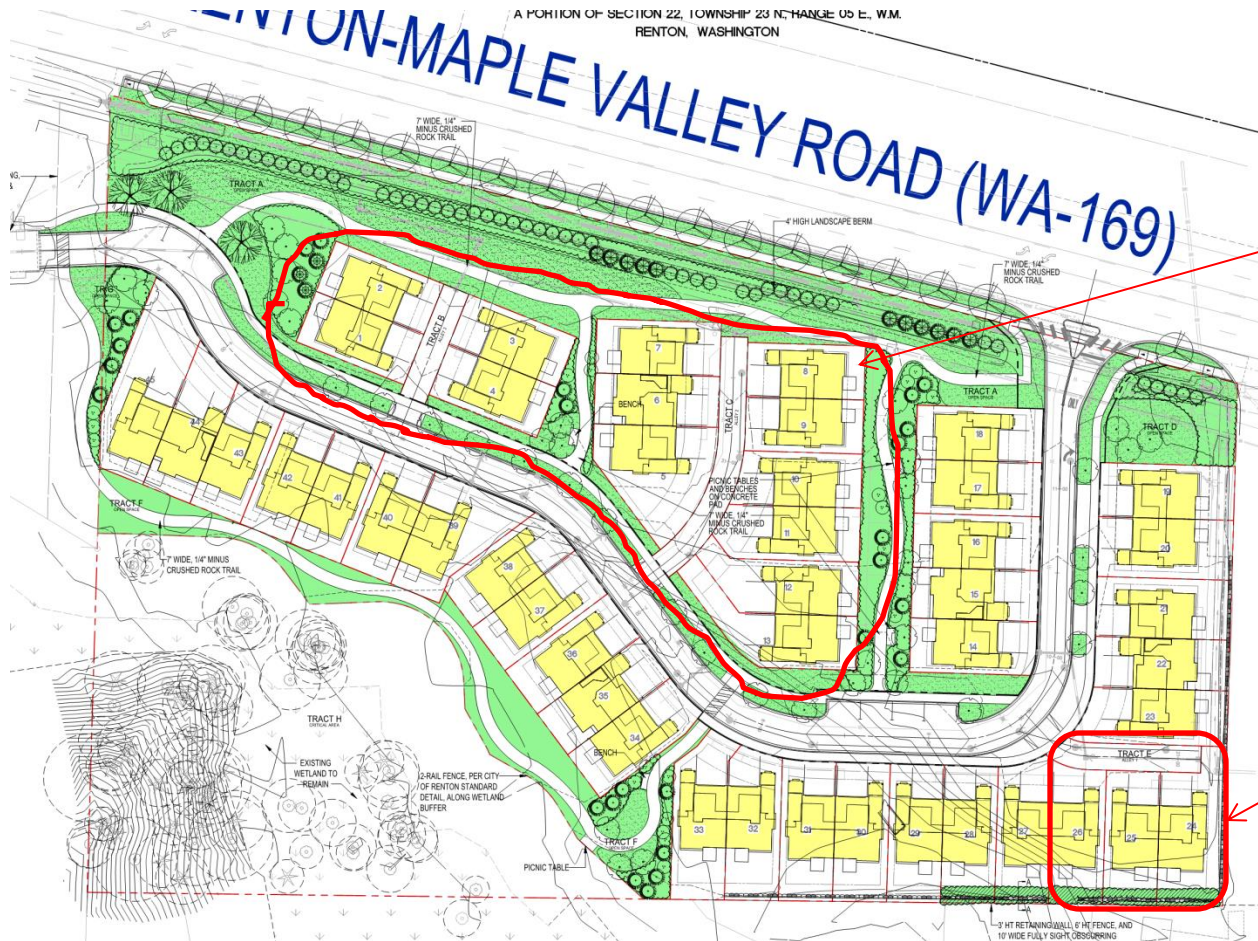
Zoning Development Standard Compliance and Consistency

- The proposal has demonstrated compliance with the R-14 zoning classification if all recommended conditions of approval are complied with.



Design Standards Compliance and Consistency

- The proposal is compliant with the Design Standards regulations if all recommended conditions of approval are complied with.



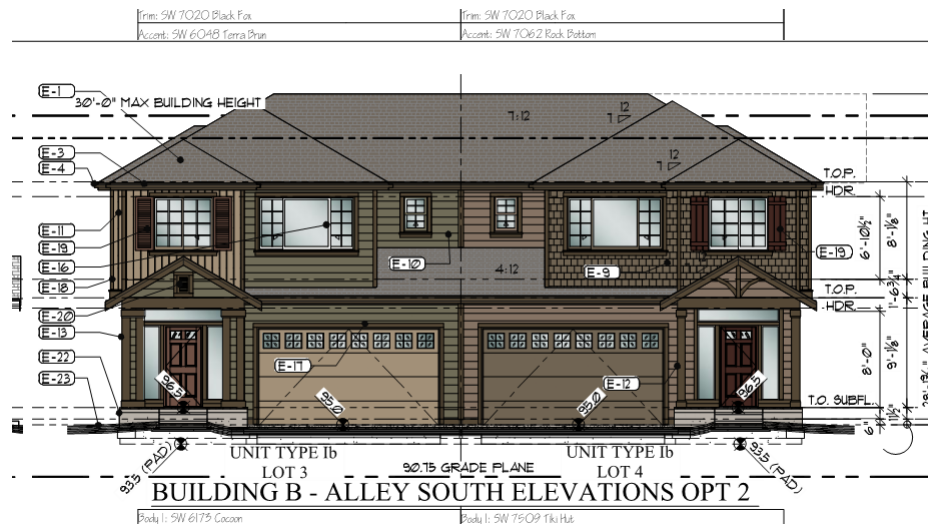
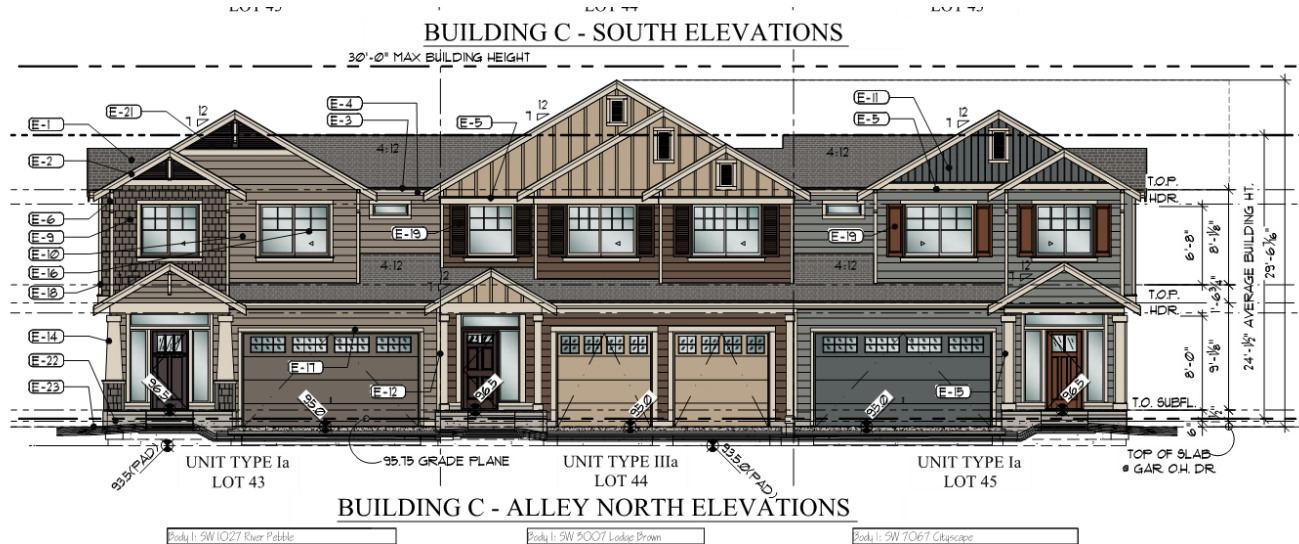
Lots 1-13

Lots 24-26



Analysis

Design Standards Compliance and Consistency



Site Plan Compliance and Consistency

- The proposal complies with RMC 4-9-200B, Site Plan Review for development in the R-14 zone if all recommended conditions of approval are complied with.

Critical Areas:

Geological Hazards and Category II Wetland

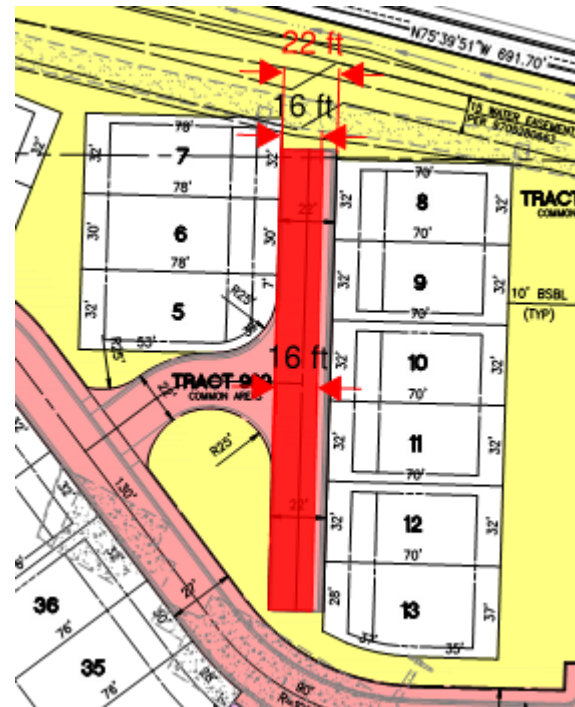
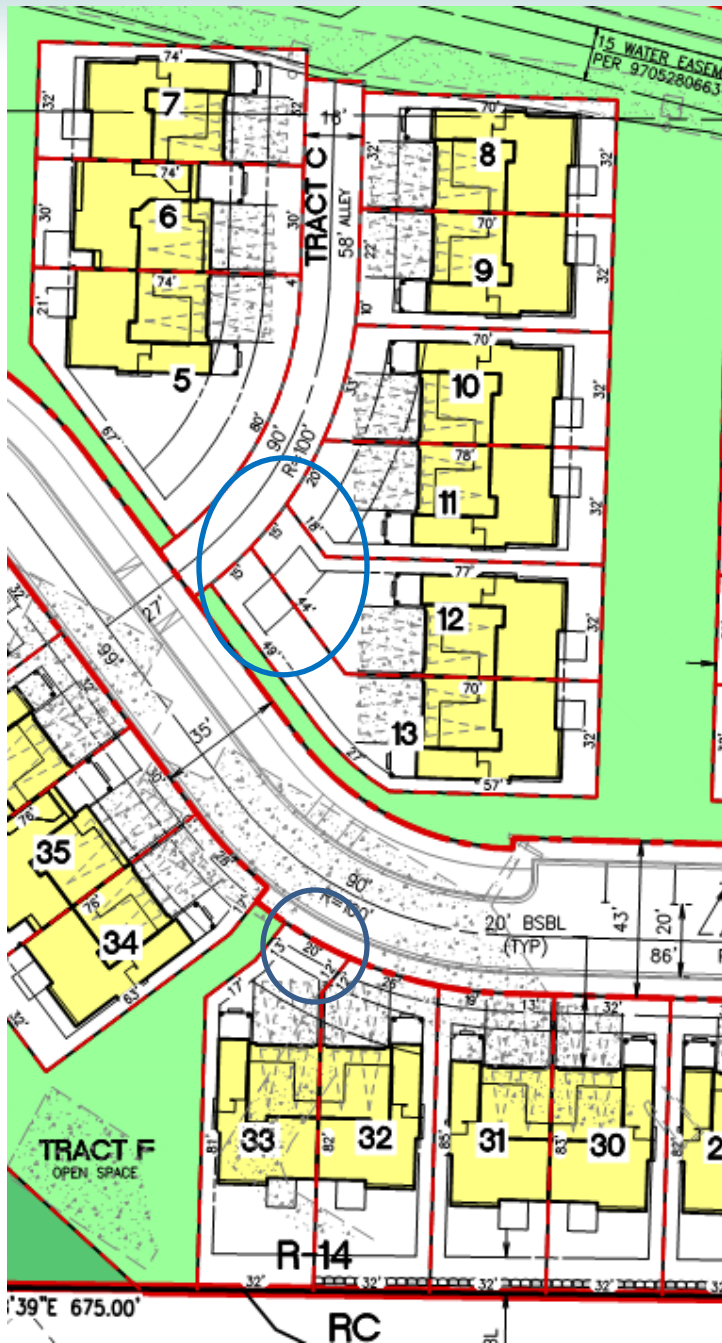
- The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with.



Analysis

Subdivision Regulation Compliance and Consistency

- The proposal is compliant with the review criteria for the subdivisions pursuant to RMC 4-7 if all recommended conditions of approval are complied with.



Availability and Impact on Public Services

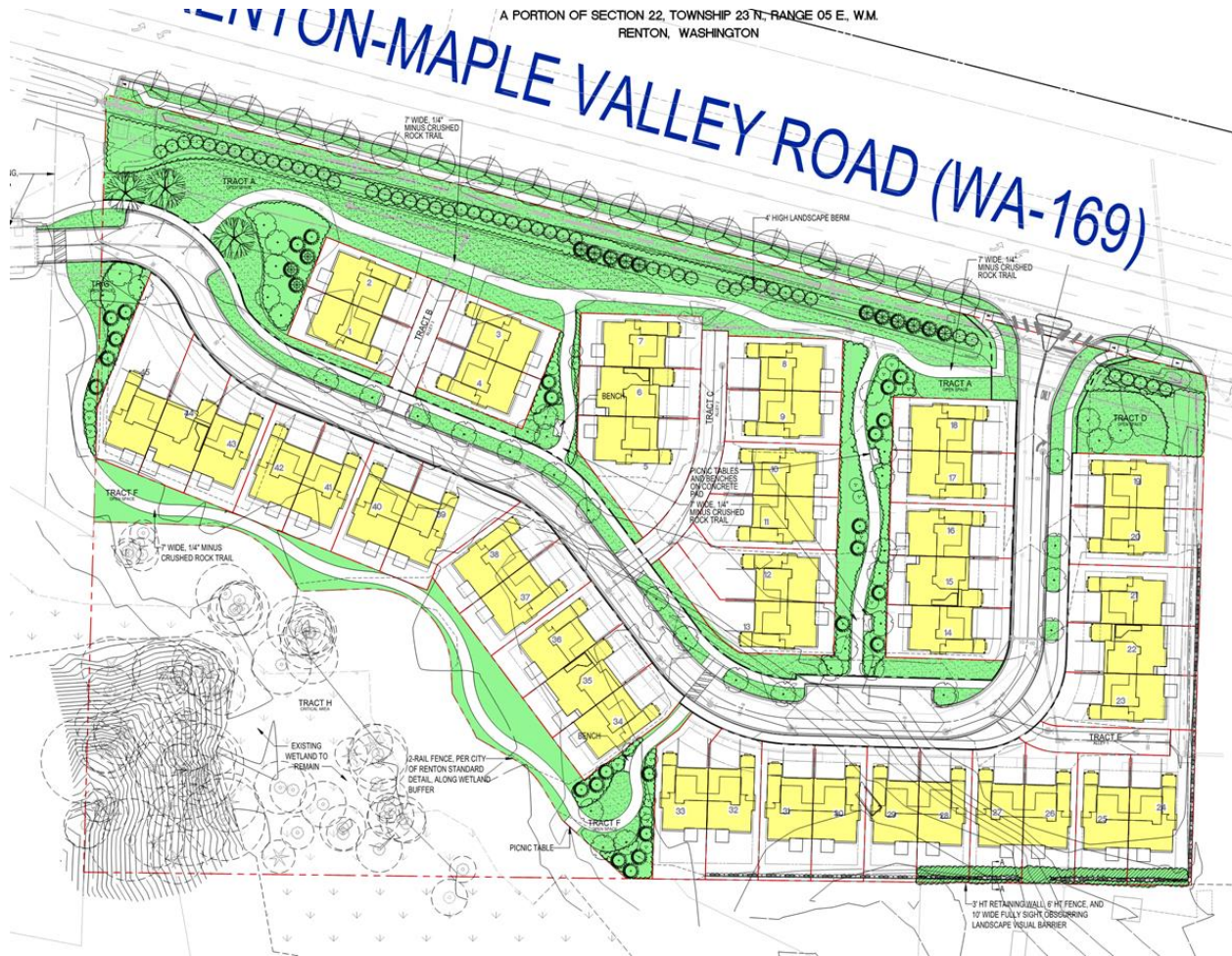
- Police and Fire Prevention have indicated that sufficient resources exist to furnish services to the proposed development; subject to Code required improvements and fees.
- It is anticipated that the Renton School District can accommodate any additional students generated by this proposal.
- There are safe walking routes to the schools and/or the school bus stops.
- The site is served by Cedar River Water and Sewer District and has a water and sewer availability certificate (Exhibit 15).
- A preliminary Technical Information Report (TIR) has been submitted, a final report shall be reviewed with the construction permit for compliance with the City Amendments to the 2009 KCSWDM



Modification Compliance and Consistency

Analysis

- The proposal is compliant with the modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met.



Staff recommends approval of the Elliott Farms Preliminary Plat, Site Plan Review, and Street Modification subject to 14 conditions of approval.



**ELLIOTT FARMS PRELIMINARY PLAT
LUA15-000242, ECF, PP, SA-H, MOD
APPLICANT'S PROPOSED MODIFICATIONS TO CONDITIONS OF PRELIMINARY PLAT APPROVAL
AUGUST 9, 2016**

1. The applicant shall comply with the mitigation measures issued as part of the Determination of NonSignificance Mitigated, dated July 15, 2016.

Applicant concurs with condition as written.

2. The applicant shall install or provide bonds/financial guarantees for all common landscaping and open space amenities prior to plat recording. A phasing plan and final detailed landscape plan shall be submitted with the street and utility construction permits, *for review and approval by the Current Planning Project Manager prior to Construction Permit issuance.*
Applicant requests revision to condition as noted.

3. The applicant shall incorporate into the landscaping plan a minimum of two (2) active play structures or courts facilities that provide opportunities for physical exercise and social interaction and low level trail lighting per RMC 4-2-115.F.2. The details of these amenities shall be identified on the final landscaping plan and shall be submitted to the City of Renton Project Manager with the street and utility construction permits. *small*
→ approved by the City

Applicant requests revision to condition as noted.

4. The proposed on-site seven-foot wide trail system shall be paved with concrete, except the trail system located directly behind the rear yards of Lots 34-45. The final detailed trail system and profile plans shall be submitted to the City of Renton Project Manager with the street and utility construction permits.

Applicant concurs with condition as written.

5. The applicant shall orient the front doors and front yards of the attached dwelling units on Lots 1-13 toward the street (Road A) or the common open space tracts. Each of these units shall provide a four foot (4') entry walkway that connects the front entry to shared common green space trail or sidewalk system. A note to this effect shall be recorded on the face of the Plat map. Each of these units shall be designed to the highest level of architectural detailing and articulation.

Applicant concurs with condition as written.

6. The applicant shall relocate the shared common green space trail system, which runs north/south between Lots 3-18, to be located closer to the front yards of Lots 5-7 and 8-13 to provide more usable green space behind the lots. The revised plan shall be submitted with the street and utility construction permits.

Applicant requests revision to condition as noted.

7. The applicant shall submit a revised plat plan that includes a pedestrian entry easement that is at least fifteen feet (15') wide plus a five-foot (5') sidewalk to the north of Lots 24-26. The revised plan shall be submitted with the street and utility construction permits.

Applicant requests revision to condition as noted. The applicant proposes to make Tract E a public alley. A five-foot wide sidewalk will be provided.

8. The plat shall include a minimum of four (4) different building types (models) to provide additional character to the development. The detailed floor and elevations plans shall be submitted to the City of Renton Project Manager with the street and utility construction permits.
9. Prior to construction permit approval the applicant shall submit, to the City of Renton Current Project Manager, a site plan and a roofing materials board that identifies a variety of colors throughout the development.

Applicant requests revision to condition as noted.

10. The applicant shall provide for the minimum standard of 24 feet (24') along street curves. A final detailed site plan shall be submitted to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit approval.

Applicant requests revision to condition as noted.

11. The applicant shall submit a lighting plan and final detailed landscape plan to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit issuance.

Applicant concurs with condition as written.

12. The applicant shall create a Home Owners Association ("HOA") that retains or improves the existing vegetation within the open space tract ~~and enters into an agreement with Molasses Creek Homeowner's Association for their proportionate share of maintenance of the off-site private road network.~~ A draft HOA document has been submitted as part of the application. A final HOA shall be submitted to, and approved by, the City of Renton Current Project Manager and the City Attorney prior to Final Plat recording. Such documents shall be recorded concurrently with the Final Plat.

Applicant requests revision to condition as noted.

13. The applicant shall provide public easements for amenities that are outside of the right-of-way of the new public street.

Applicant concurs with condition as written.

14. The applicant shall provide access signage that identifies the trails system throughout the development for public access.

Applicant concurs with condition as written.

**TECHNICAL
INFORMATION
REPORT**

FOR

**Cedarwood Subdivision
Divisions 1 and 2**

**By:
Hugh G. Goldsmith & Associates, Inc.**

July 1996
Revised August 1996

ENGINEERING FILE